

Northern Railway

Headquarters Office,
Baroda House,
New Delhi.

No.10/W/0/Policy/Building

Date: 04/01/2018.

Sr. Divisional Engineer / Co-ord.,
Northern Railway,
DLI, FZR, LKO, MB & UMB.

Sub: New Type plan of Type-II staff Quarters.

There has been persistent demand from railway staff and unions to have better design of railway flats. Considering the demand, Railway Board has revised the covered area and also the number of rooms for Type –II quarters. Covered area has been increased from 45 sq.m to 54 sq.m. Number of Bed rooms have been increased from one to two. Some more improvements in the facilities have also been approved.

In order to satiate the desire of railway staff and unions to live in modern and aesthetically pleasing flats, a new type plan of type –II staff quarters (G+3 storey building) has been developed in line with the best practice being followed by the real estate industry. The layout plan conforms to the revised area norms issued by Railway Board vide letter No.2013/LMB/10/15 dated 11.12.2013. This also conforms to CE Circular No.617. The details have been compiled in the form of a booklet of Size A-3 so that it is handy to use by all field staff. The booklet consists of 30 sheets covering the following:

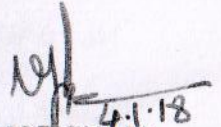
- (a) General Notes
- (b) Isometric view of building block.
- (c) Architectural layout plans.
- (d) Plumbing layout plans.
- (e) Sanitary fittings layout plans
- (f) Electric layout plans.
- (g) Structural details of columns, beams, slabs, etc.

This Type Plan No. Q-149/2017 (NRHQE Plan No. 12/12/2017) has been uploaded on Northern Railway website www.nr.indianrailways.gov.in and can be down loaded from [www.nr.indianrailways.gov.in>Organisationalstructure>Departments>EngineeringDepartme nt>Planning & Design>Type Plans>Category Q >Q-149/2017](http://www.nr.indianrailways.gov.in/Organisationalstructure>Departments>EngineeringDepartme nt>Planning & Design>Type Plans>Category Q >Q-149/2017).

Hence forth, all Type-II quarters may be constructed as per this Type Plan No.Q-149/2017.

You may send your comments/remarks/suggestions, if any, to this office so that necessary improvements/corrections may be incorporated.

Encl: Type Plan No. Q-149/2017 (NRHQE Plan No. 12/12/2017)


(V.P. Singh)
4.1.18
CE/ P& D

- Copy to:** (i) Secy. to GM for kind information of GM.
(ii) Secy. to Pr.CE for kind information of Pr.CE.
(iii) CAO/C, CAO/C-II, CAO/C/USBRL for information please.
(iv) DRM/ DLI, FZR, LKO, MB & UMB for information please.
(v) All HODs/Dy.HODs, N.Rly. Baroda House, New Delhi for information please.